

PORT & RESOURCE RECOVERY DEPARTMENT

Brown County

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DEAN R. HAEN

DIRECTOR

PROCEEDINGS OF THE BROWN COUNTY SOLID WASTE BOARD

A regular meeting was held on **Monday January 16th, 2017**
Brown County Resource Recovery Facility, 2561 S Broadway, Green Bay, WI

1) Call to Order:

The meeting was called to order by Solid Waste Board Chair John Katers at 2:30 pm.

2) Roll Call:

Present: John Katers, Chair
Mark Vanden Busch, Vice-Chair
Mike Van Lanen
Lisa Bauer-Lotto
Dave Landwehr
Ryan Holzem

Excused: Bill Seleen
Norb Dantine
Bud Harris

Also Present: Chad Doverspike, Brown County P&RR
Mark Walter, Brown County P&RR
Shelby Schraufnagel, Brown County P&RR

3) Approval/Modification – Meeting Agenda – *Request for Approval*

A motion to approve the agenda was made by Mike Van Lanen and seconded by Mark Vanden Busch. Unanimously approved.

4) Approval/Modification – Meeting Minutes of November 21st, 2016 - *Request for Approval*

A motion to approve the November 21st, 2016 meeting minutes was made by Mark Vanden Busch and seconded by Mike Van Lanen. Unanimously approved.

5) Announcements/Communication

Lisa Bauer-Lotto will step down as a board member. She had indicated she would continue on the board until a replacement was found. Doug Martin, Village of Ashwaubenon Public Works Director, will replace Ms. Bauer-Lotto. His appointment will be presented for approval by County

Board on January 18th, 2017. Mr. Haen thanked Ms. Bauer-Lotto for her time and contributions to the Board over the past 5-years.

6) MRF Space Lease with Pioneer Metal Finishing – Request for Approval

Mr. Doverspike has been working with Hilgenberg Reality to lease the MRF backend. The contract is currently being reviewed by Corporation Counsel.

Pioneer Metal & Finishing approached the Department to lease 1,700 square feet starting January 16th, 2017 for \$637 per month for 6 months. This will cover 1/3 of the cost to heat the room. Either party has the ability to end the contract with 30 day notice. They will be using the space to store parts that are stored in boxes or pallets.

Mr. Landwehr questioned the forklifts that Pioneer would be driving across the parking lot. Mr. Doverspike stated that these forklifts would not tear up the parking lot, they have rubber tires. Mr. Landwehr asked if the Department was able to lease the space directly to Pioneer or does it have to go through Hilgenberg Reality. Mr. Doverspike stated that the realtor would not be paid for this lease. The space was previously leased to Pioneer in 2010; the terms and contract are the same after being reviewed by Dave Hemery. Mr. Landwehr suggested to include all previous tenants are exempt from realtor royalties in the contract with Hilgenberg Reality. Staff agreed they would.

Mr. Holzem asked if the back room could stop being heated. Mr. Haen explained that there is a water-based fire suppression system that cannot freeze. Staff looked into switching to a dry system but the conversion was too costly.

A motion to approve the MRF Space Lease with Pioneer Metal Finishing for 6 months for \$637 per month for 1,700 square feet was made by Dave Landwehr and seconded by Ryan. Unanimously approved.

7) Wetland Mitigation Bank Analysis on County-owned Property in Town of Holland – Update

At the March 2016 Solid Waste Board meeting Mr. Dantine requested that the Department explore wetland mitigation on the South Landfill. In the executive summary presented by Foth on the wetland mitigation exploration they state that they do not recommend pursuing it any further. They explained that there is not a large enough area of wetlands to restore and economies of scale do not work.

Highway Department purchased property from the Port & Resource Recovery Department to turn into a wetland bank but has not been able to make use of it yet.

8) Sale Consideration of County-owned Property in Town of Holland – Update

Country-Aire Farms approached the Department regarding construction of a feed center on Section 18 property directly adjacent to the future South Landfill including asking the County for a variance to install a high capacity well. The discussion led to preliminary discussion of trading/selling property in the Town of Holland. . The proposed property transaction would involve trading 160 acres with Gerrits' 160 acres and sell another 198 acres to them, lessening the County's footprint.

With the trade the Department would have a continuous block of land and may be able to have three landfills on Section 18 resulting in 45 years of landfills. The Department would not need the traded property for 30 years; it would be leased to Gerrits until then. Mr. Landwehr suggested leasing land back to Gerrits for 15 years with 5 year options for 15 additional years.

Mr. Landwehr's concern is that consulting firms were paid to evaluate the land for landfill use. Would there be rework expense incurred to evaluate new property. Mr. Haen explained that the property that would be traded was not land evaluated by Foth, only section 18 was evaluated. There would not be enormous rework expense. The parcels that are up for consideration that the Department currently owns do not have as high a potential to become landfills.

Mr. Katers asked what would this do surrounding land owners. Mr. Haen explained that the Gerrits would no longer be a neighbor and they would not be paid as an adjacent property owner. Ms. Bauer-Lotto asked who owns the other houses near the Gerrits. Mr. Haen explained that several houses are privately owned; the Department may want first right of refusal to purchase. Mr. Landwehr suggested having options to purchase the property. By saying first right of refusal the price is at the hands of the seller.

Mr. Katers encouraged staff to move forward.

Ms. Bauer-Lotto asked if the Gerrits have a timeline for when they would like to make this deal. Mr. Haen stated that they do want to build a feed center. Ms. Bauer-Lotto suggested that the other houses be included in the transfer of land and be leased back to the Gerrits until the Department needs them.

Mr. Landwehr asked if the County uses a professional realtor to assist in the transactions or is it the two parties and Corporation Counsel. Mr. Haen stated that it is just the two parties and Corporation Counsel. Ms. Bauer-Lotto suggested seeking aid of a realtor who may be able to provide advice. Mr. Katers added that other farmers in the area may be upset about the Gerrits getting the first chance at this property from Brown County. Mr. Haen pointed out that the Gerrits approached the Department and the Gerrits have the property the Department values the most.

9) Director's Report

The Farmory was not prepared to come back to the board with more information yet.

There is a change in the budget. A UTV was purchased to replace the one being used at the east and west landfill. The money used to purchase the UTV was supposed to be for a new truck; purchase of this truck will be held off until 2018. If there is left over capital funding at the end of the year the truck may be able to be purchased near the end of 2017.

The Resource Recovery strategic plan is scheduled to be updated in 2017. A few board members should be on the subcommittee. Mr. Katers volunteered.

10) Such other Matters as Authorized by Law

No other matters.

11) Closed Session

Pursuant to Wis. Stat. § 19.85(1)(e), any meeting of a governmental body may be convened in closed session for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or the conducting of other specified public business, whenever competitive or bargaining reasons require closed session.

A motion to go into closed session was made by Ryan Holzem and seconded by Mike Van Lanen. A roll call vote followed with the following Board members voting "aye": John Katers, Mark Van Den Busch, Dave Landwehr, Ryan Holzem, Lisa Bauer-Lotto, and Mike Van Lanen voting. There were no "nay" votes; the motion was passed. The purpose of the closed session was for deliberation and possible negotiations/action relating to the purchase and sale of parcel HL-356 property in the Town of Holland.

A motion was made by Mike Van Lanen and seconded by Dave Landwehr to return to open session. A roll call followed with the following Board members voting "aye": John Katers, Mark Van Den Busch, Dave Landwehr, Ryan Holzem, Lisa Bauer-Lotto, and Mike Van Lanen. There were no "nay" votes; the motion was passed.

A motion to approve the resolution to purchase parcel HL-356 in the Town of Holland for up to and including \$170,000 with the stipulation that we have a formal offer to sell from the current owner was made by Dave Landwehr and seconded by Mike Van Lanen. Unanimously approved.

12) Adjourn

A motion to adjourn was made by Mike Van Lanen and seconded by John Katers. Unanimously approved. Meeting adjourned at 3:35 pm.